



VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS

104/A & 104/B, Tara Niwas, 1st Floor, Baji Prabhu Deshpande Marg, Ghantali, Near Ganpati's Karkhana & Teen Petrol Pump, Thane (W) - 400 602. E-mail : vkchopdekar@yahoo.com /vkchopdekar@rediffmail.com

Tel. : 2533 0060
Mobile : 9821185567

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing project and for withdrawal of Money from designated account- project wise)

Date: 31st March 2020

To,

M/s. Royale Urbanspace LLP,
4, Nanji Dayabhai Chawl, Near HDFC Bank,
Vallabh Baug Lane, Ghatkopar (East),
Mumbai- 400077.

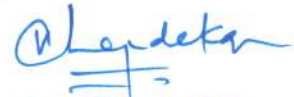
Subject: Certificate of Cost Incurred for Development for Construction of 02 Nos. of Buildings (H1, H2), of the Project name known as "**Fennel-H**" (MahaRERA Registration Number) situated on the land bearing Plot No. 183 demarcated by its boundaries (Latitude and longitude of the end points) Plott No. 185 to the North, Plot No. 182 to the South Plot No. 184 to the East Plot No. 181 to the West of Village Kalambe, Taluka Shahapur, District Thane, PIN 421601, admeasuring 19000.000 sq.mts. of total Plot Area, out of that 365.478 sq.mts. plinth area and 1794.509 sq.mts. FSI of each building being developed by **M/s. Royale Urbanspace LLP.**

Ref : MahaRERA Registration Number:-

I **Vinayak Chopdekar** have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, being 02 Nos. of Buildings (H1, H2), of the Project name known as "**Fennel-H**" (MahaRERA Registration Number) situated on the land bearing Plot No. 183 demarcated by its boundaries (Latitude and longitude of the end points) Plott No. 185 to the North, Plot No. 182 to the South Plot No. 184 to the East Plot No. 181 to the West of Village Kalambe, Taluka Shahapur, District Thane, PIN 421601, admeasuring 19000.000 sq.mts. of total Plot Area, out of that 365.478 sq.mts. plinth area and 1794.509 sq.mts. FSI of each building being developed by **M/s. Royale Urbanspace LLP.**

Following technical professionals are appointed by Owner/Promoter :—

- (i) Shri. **Vinay Wadekar** Partner of M/s. TRIARCH DESIGN STUDIO as L.S/ (Architect).
- (ii) Shri. **Vinayak Chopdekar** of M/s. Vinayak Chopdekar & Associates as (Structural Consultant).
- (iii) M/s. Elcon Engineers as MEP Consultant.
- (iv) Shri. **Suhas Madhav Meharunakar** as Quantity Surveyor.


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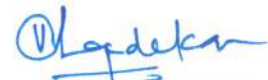
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1. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building (s) of the project. Our estimated cost of calculations RE based on the Drawings/ plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri. **Suhas Madhav Meharunakar** Quantity Surveyor appointed by the Developer / Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the Building (s) of the aforesaid project under reference as **Rs. 5,25,95,779.96/-** (Total of Table – A and B). The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the Thane collector being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 2,04,04,939/-** (Total of Table – A and Table – B). The amount of Estimated Cost Incurred is calculated on the basis of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Thane collector (planning Authority) is estimated at **Rs. 3,21,90,840.96/-** (Total of Table A & B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :


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TABLE A
Building 'H1'

Sr.No.	Particulars	Building 'H1' Amt
1	Total Estimated cost of the building/wing as on 31/03/2020 date of Registration is	1,53,23,024.44/-
2	Cost incurred as on 31/03/2020 (based on the Estimated cost)	92,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	61,23,024.44/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

TABLE A
Building 'H2'

Sr.No.	Particulars	Building 'H2' Amt
1	Total Estimated cost of the building/wing as on 31/03/2020 date of Registration is	1,53,23,024.44/-
2	Cost incurred as on 31/03/2020 (based on the Estimated cost)	92,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	61,23,024.44/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----


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TABLE B

Building No. 'H1' and 'H2'

Sr.No.	Particulars	Amt
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2020 date of Registration	2,19,49,731.08 /-
2	Cost incurred as on 31/03/2020 (based on the Estimated cost).	20,04,939.00/-
3	Work done in Percentage (as Percentage of the estimated cost).	9%
4	Balance Cost to be Incurred (Based on Estimated Cost).	1,99,44,792.08/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	----

Yours Faithfully,

For VINAYAK CHOPDEKAR & ASSOCIATES.

(VINAYAK . K. CHOPDEKAR)
Structural Engineers
License No. of TMC : 878/SE/1998.

